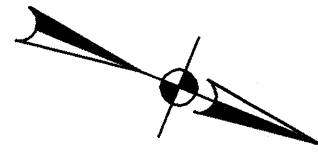
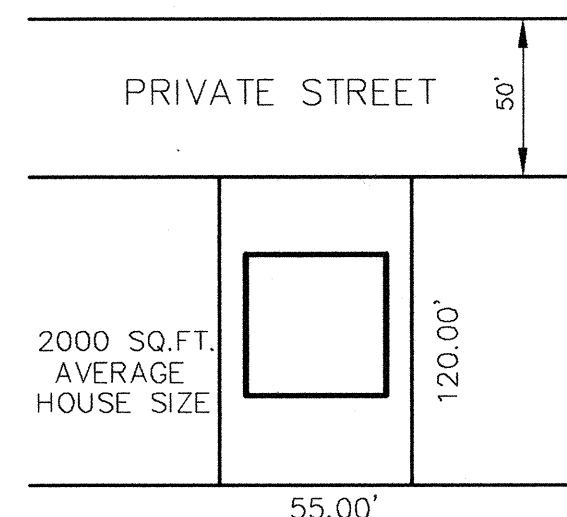
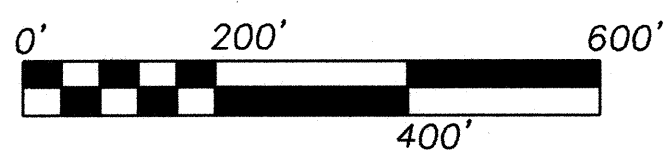


LOCATION MAP

NTS



SCALE: 1"=200'



TRACT IV TYPICAL LOT DETAIL

NOT-TO-SCALE

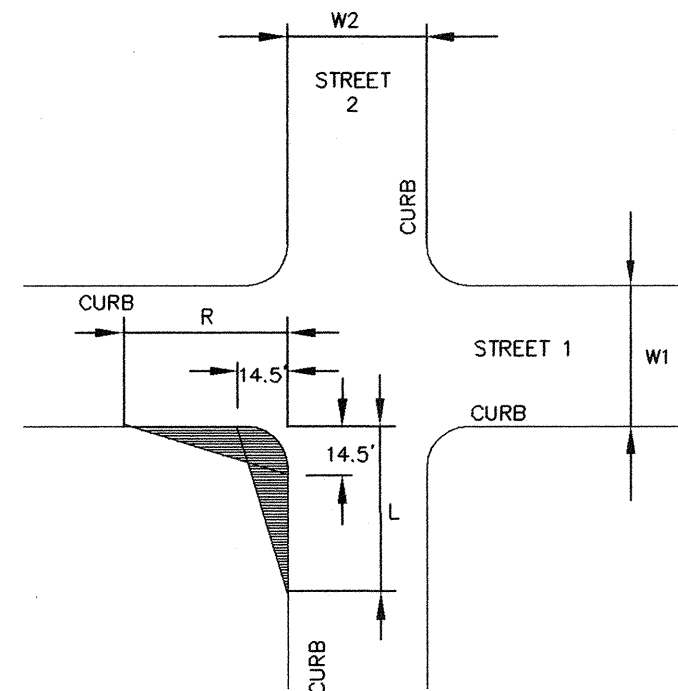
NOTE:
20' FRONT SETBACK
5' SIDE YARD SETBACK

NOTES

1. AVERAGE LOT SIZE IS 2000 SQ. FT.
2. ALL CORNER LOTS WILL COMPLY WITH THE CLEAR VISION AREA (UDC-35-3339).
3. ALL LAND USE WILL BE DETACHED SINGLE FAMILY RESIDENTIAL EXCEPT LOT 1, 17, 27, 40, 45, 110, 132, 133, 134, 135, AND 136 BLOCK 11 AND LOT 2 BLOCK 14.
4. ALL STREETS ARE PRIVATE.
5. THE ENTRY TO OVERLOOK PARKWAY WILL BE GATED.
6. ALL INTERIOR STREETS WILL BE LOCAL TYPE "A" (50' R.O.W.) UNLESS OTHERWISE NOTED.
7. WATER SERVICE TO BE PROVIDED BY BEXAR METROPOLITAN WATER DISTRICT.
8. SANITARY SEWER SERVICE TO BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
9. GAS AND ELECTRIC TO BE PROVIDED BY CITY PUBLIC SERVICE.
10. SIDEWALKS WILL BE PROVIDED IN THE PUBLIC/PRIVATE RIGHT OF WAY IN ACCORDANCE WITH THE UNIFIED DEVELOPMENT CODE.

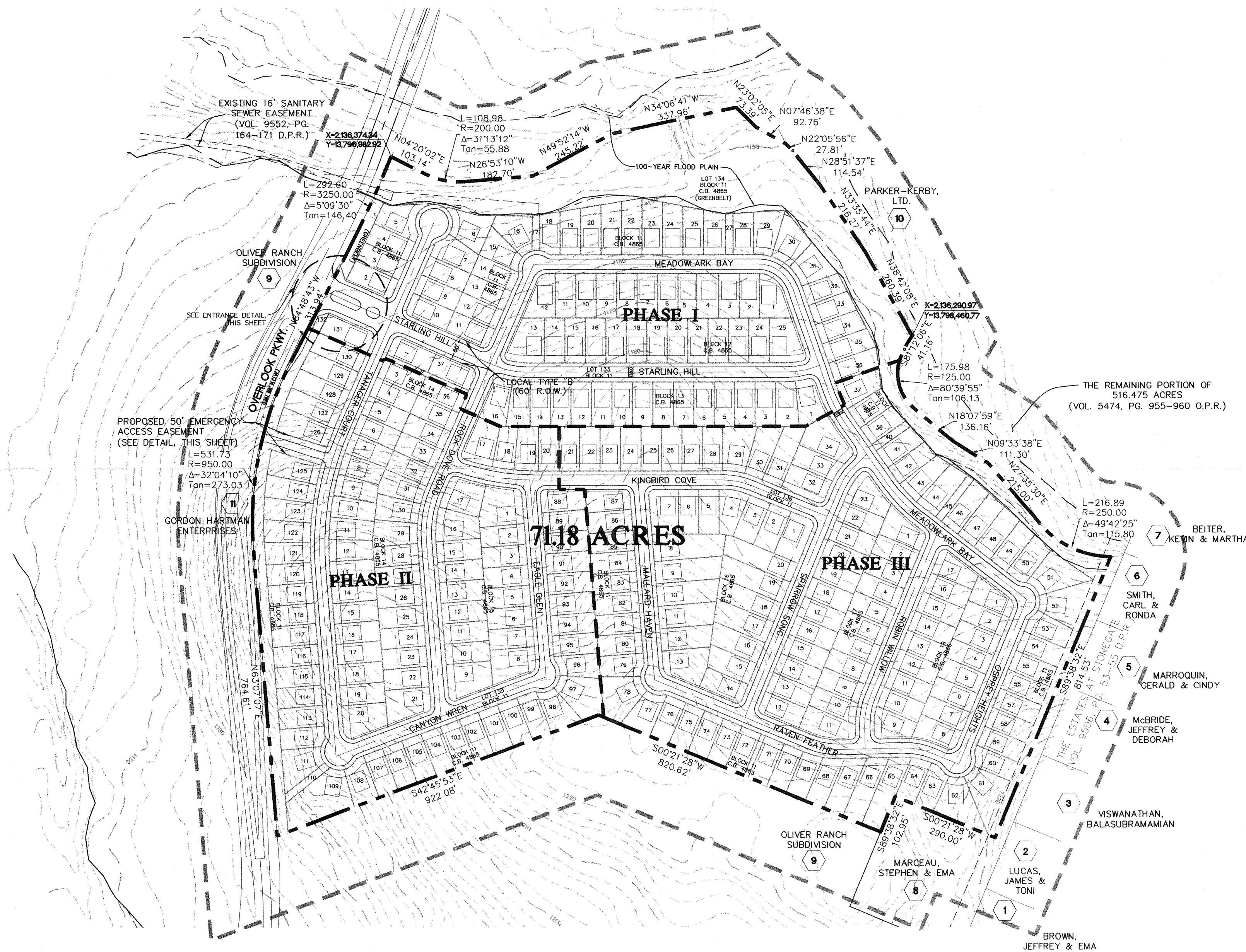
BEXAR COUNTY CLEAR VISION STATEMENT:

CLEAR VISION CALCULATIONS WILL BE BASED ON AASHTO CASE NO III B&C FOR TURNING MANUEVERS ON TO MAJOR HIGHWAYS. EASEMENTS TO BE SHOWN ON INDIVIDUAL PLATS WHEN SUBMITTED.



LEGEND

- PUD/LIMITS
- 200' NOTIFICATION LINE
- FLOOD PLAIN LIMITS
- LOT OWNERSHIP KEY
- PHASE LIMITS
- SPEED BUMP



THE RIDGE AT LOOKOUT CANYON

(Planned Unit Development)

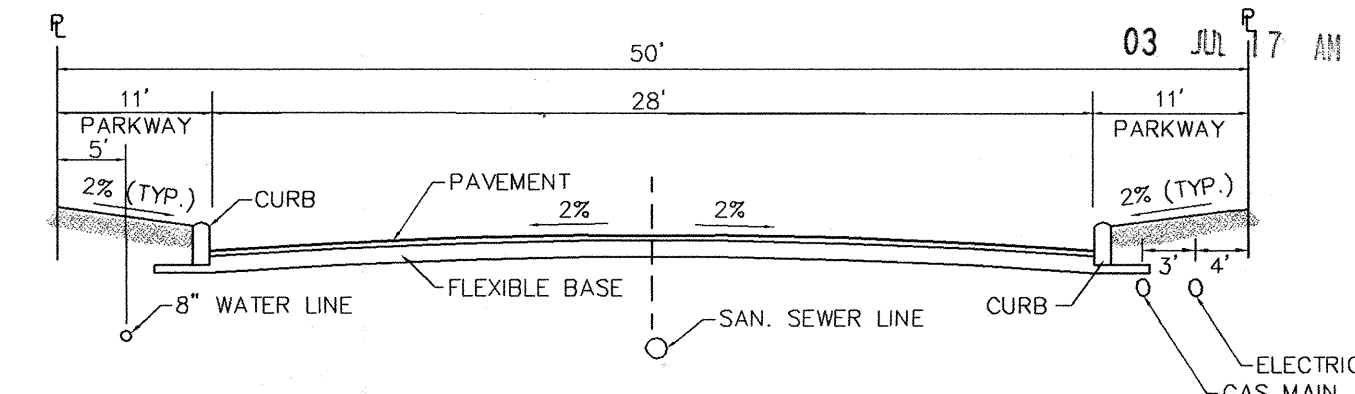
BEING A 71.18 ACRE TRACT DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 9618, PAGES 2220-2227 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS; ALSO BEING OUT OF THE BEATY SEALE & FORWOOD SURVEY NO. 417 3/8, ABSTRACT 109, COUNTY BLOCK 4848, IN BEXAR COUNTY, TEXAS.

OPEN SPACE RATIO AND DENSITY TABLE							
LAND USE	SIZE (Ac.)	# OF LOTS	DENSITY (LOTS/AC.)	BUILDING & DRIVEWAY COVERAGE (Ac.)	STREET R.O.W. (Ac.)	OPEN SPACE (Ac.)	% OPEN SPACE
RESIDENTIAL	71.18	297	4.17	17.79	13.30	40.09	56.32
TOTAL	71.18	—	—	—	—	—	—

TOTAL NUMBER OF RESIDENTIAL LOTS IN OLIVER RANCH
AVERAGE HOME SIZE
DENSITY (SINGLE FAMILY UNITS PER ACRE)

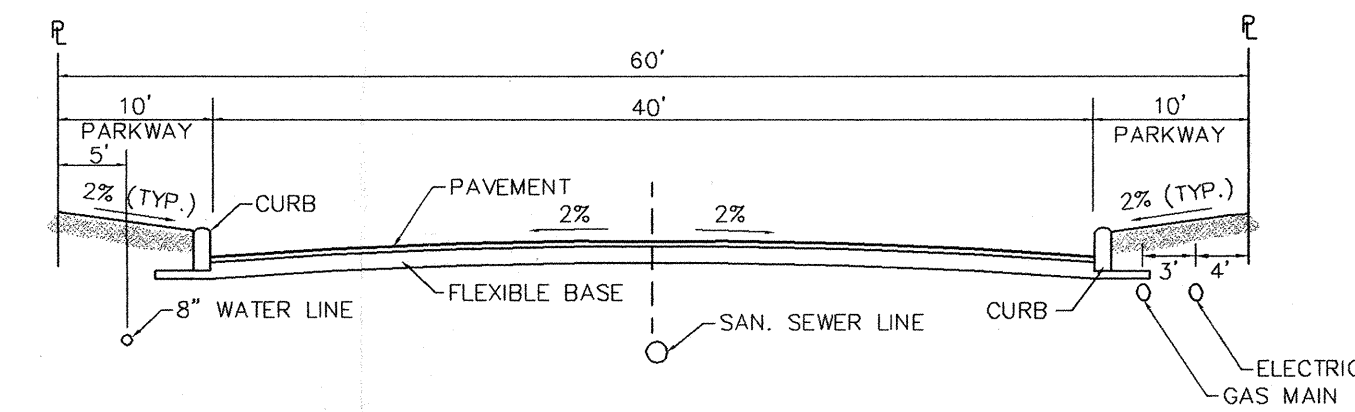
1,351
2,190
3.60

PHASE	# OF LOTS	ACREAGE
I	77	21.18
II	98	24.56
III	122	34.13



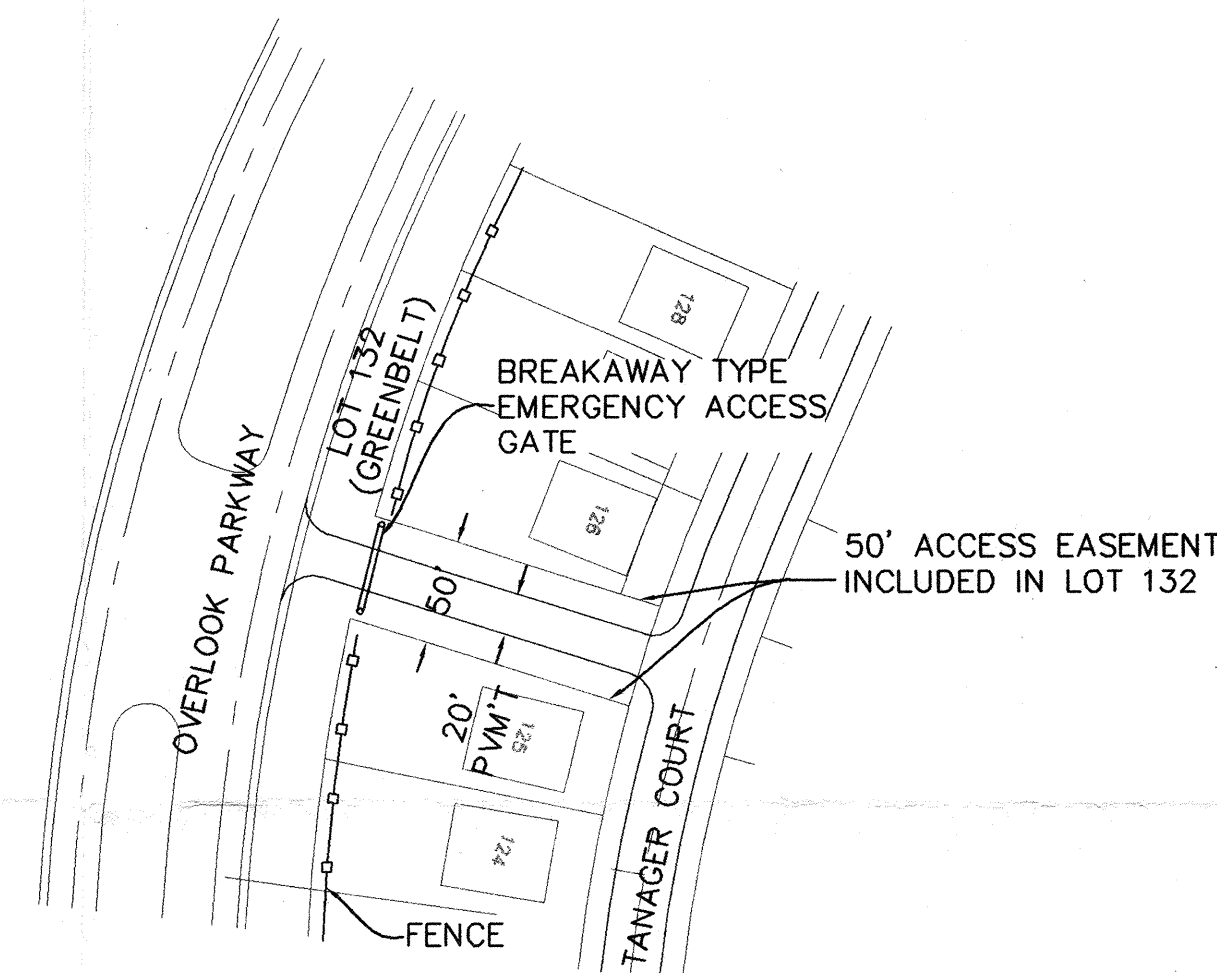
50' R.O.W. STREET SECTION LOCAL TYPE 'A' STREET

NOT TO SCALE



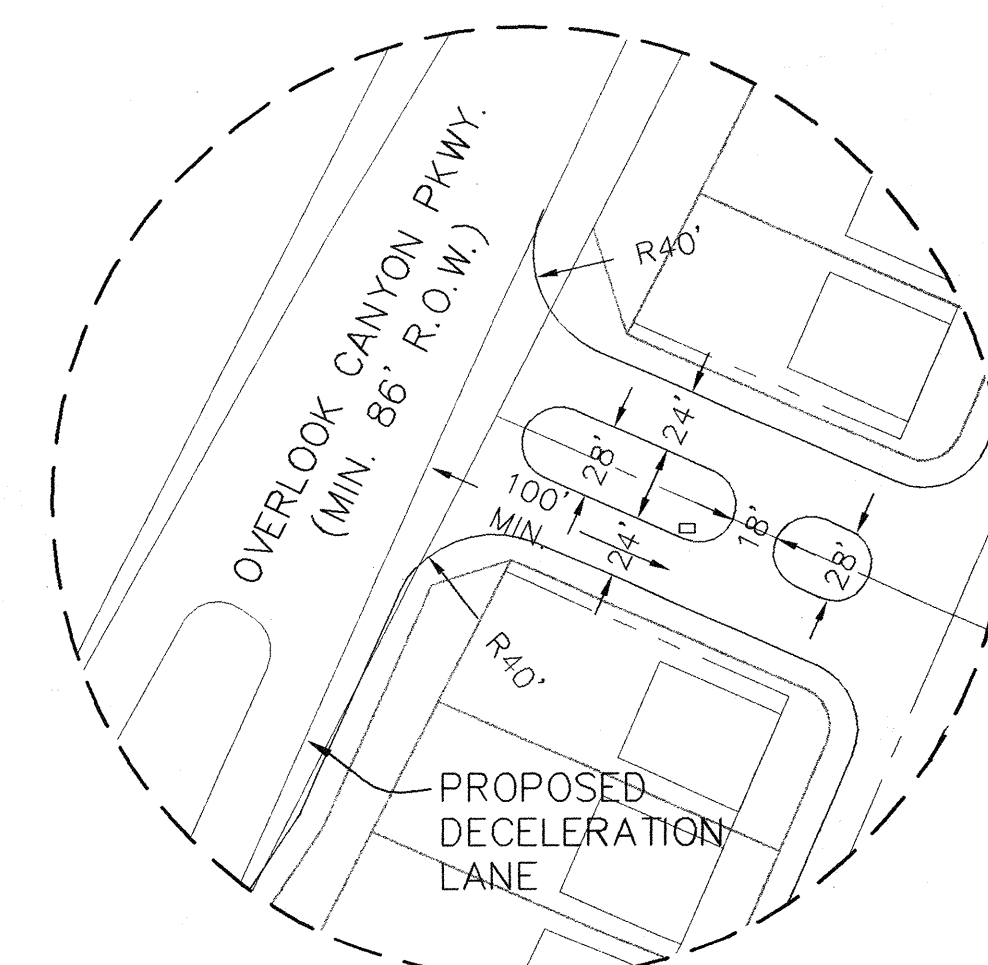
60' R.O.W. STREET SECTION LOCAL TYPE 'B' STREET

NOT TO SCALE



EMERGENCY VEHICLE ACCESS ROAD DETAIL

NOT TO SCALE



ENTRANCE DETAIL

NOT TO SCALE

PLANNED UNIT DEVELOPMENT
#03-008

THIS PLAN HAS BEEN APPROVED BY THE
CITY OF SAN ANTONIO

CHAIRMAN *Robert H. Jones* DATE 8/13/03
SECRETARY *Robert A. Jones* DATE 8/13/03

THE RIDGE AT LOOKOUT CANYON
SAN ANTONIO, TEXAS
P.U.D. PLAN

JOB NO. 5685-00

DATE 6/23/03

DESIGNER JP

CHECKED TB DRAWN JP

SHEET 1 OF 1

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
03 JUL 15 AM 7:02

REVISIONS:

PAPE-DAWSON ENGINEERS

555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.0000 | FAX: 210.375.8010



A memo from the
CITY of SAN ANTONIO
Planning Department
Master Development

TO: Jocelyn Poloskey

DATE: August 13, 2003

Address: Pape-Dawson Eng.
555 East Ramsey
San Antonio, Texas 78216

FROM: Michael O. Herrera, Special Projects Coordinator

COPIES TO: File

SUBJECT: # 03-008

Name: The Ridge at Lookout Canyon

The plat or plan referenced above was heard by the ☒ Planning Commission

☐ Director of Planning COSA

on the date shown.

The following action was taken:

☒ APPROVED
☐ DISAPPROVED

A plat will not be recorded pending site improvements, the required guarantee is posted or payment of impact fees are paid (or filed).

If you have any questions regarding please call Mr. Michael O. Herrera @ 207-7873